

Board of Adjustment



Agenda

MIKE CLEMENT, CHAIR

DIANNE von BORSTEL, VICE CHAIR
GARRET MCCRAY
LINDA SULLIVAN

SCOTT THOMAS
TERRY WORCESTER
GREG HITCHENS

September 9, 2008
Mesa City Plaza, Room 170
20 East Main Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator update:
 - 1. 2008 Boards and Commissions Conference – Friday, December 5, 2008
 - 2. Mesa Proving Grounds Zoning Case
 - 3. Zoning Ordinance Update

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE AUGUST 12, 2008 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - *1. BA08-005 715 North Country Club Drive (Council District 4) – Requesting a Development Incentive Permit (DIP) to allow development of a multiple resident complex in the R-4 zoning district. **This case was continued from the June 10, 2008 hearing.**

Staff Planner: Jeffrey McVay
Staff recommendation: Table

- *2. BA08-043 1606 South Signal Butte Road (Council District 6) – Requesting a modification of a Special Use Permit (SUP) for a comprehensive sign plan in conjunction with an existing commercial development in the C-2-DMP zoning district. **This case was continued from the August 12, 2008 hearing.**
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
- *3. BA08-044 1750 East Main Street (Council District 2) – Requesting a Special Use Permit (SUP) to allow an electronic message display to remain static for less than one hour in the C-3 zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
- *4. BA08-045 1961 East University Drive (Council District 2) – Requesting a Development Incentive Permit (DIP) to allow the development of a restaurant/retail building in the C-2 zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
- *5. BA08-046 1534 North Recker Road (Council District 5) – Requesting: 1) a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of a church; and 2) a variance to allow the phasing of improvements; both in the R1-7 zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Approval with conditions
- *6. BA08-047 2215 East Camino Circle (Council District 2) – Requesting a variance to allow a room addition to encroach into the required side yard setback in the R1-6 zoning district.
- Staff Planner: Brandice Elliott
Staff recommendation: Approval with conditions
- *7. BA08-048 7015 East Southern Avenue (Council District 6) – Requesting modification of a Special Use Permit (SUP) for a Comprehensive Sign Plan for a group commercial development in the C-2-DMP zoning district.
- Staff Planner: Brandice Elliott
Staff recommendation: Approval with conditions
8. BA08-049 2145 South Edgewater Circle (Council District 6) – Requesting a variance to allow building additions to encroach into the required side yard setbacks in the R1-6-DMP zoning district.
- Staff Planner: Jeffrey McVay
Staff recommendation: Denial

D. ITEMS FROM CITIZENS PRESENT.